THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Davidson County DEEDWARR Recvd: 12/14/05 11:56 3 pgs Fees:18.00 Taxes:11525.50 20051214-0150130	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **3,115,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 2005 Notary Public MY COMMISSION EXPIRES: May 24, 2008 AFFIX SEAL R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Scruggs, Trustee	New Owner	MAP 146-10
5055 Franklin Road		PARCEL 48
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Don Cook and wife, Charmaine Cook**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Scruggs, Trustee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED FOR LEGAL.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **5055 Franklin Road, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness _____ hand( ) this the 12th day of December, 2005.

Don Cook

Charmaine Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Don Cook** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of December, 2005.

My Commission expires May 24 2007

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charmaine Cook** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of December, 2005.

My Commission expires May 24, 2007

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Exhibit "A"

Situated in the 7th, Formerly the 11th Civil District of Davidson County, Tennessee,

Beginning at a stake in the intersection of the center of Otter Creek Road and the westerly right of way line of the Nashville Interurban Railway, the northeast corner of a Tract of Land conveyed to R. T. Barrett and wife Kathryn M. Barrett, by deed from Mrs. Sarah E. Baxter of record in Book 1040, page 129, Registers office for Davidson County, Tennessee; thence North 86 ¼ degrees West with the center of said Otter Creek Road and with their northern Boundary line 750 feet more or less to Their northwest corner thence leaving said Road and with the Northern Boundary Line, of a Tract of land conveyed to Hooper Love and wife Rachel Howell Love by deed from Sarah Elizabeth Baxter of record in Book 936, page 724, said Registers office, North 89 degrees West 850 feet, South 89 degrees west 400 feet and south 82 degrees west 258 feet to the southwest corner of the original Mrs. Elizabeth W. Phillips Tract; thence North 3 degrees east with the western boundary line of said original tract 460 feet; thence south 88 degrees east 2218 feet to a stake in the western right of way line of said interurban railway and thence south 2 ¼ degrees east with said right of way line 384 feet to the beginning. Included in the foregoing description but expressly excluded from this conveyance is the following tract of Land: Certain Real estate in Davidson County, Tennessee as follows: Land in the City of Oak Hill, Davidson County, Tennessee, described according to a survey made April 4, 1995, by Hickerson-Miller, Engineers-Surveyors, as follows:

Beginning at an iron pin and stake in the northerly line, being a fence line of the property conveyed to Lucile McCrea Evans by Deed of record in Book 1169, page 47, Registers office for said County, said iron pin and stake being 750.6 feet north 88 degrees west of the westerly right of way line of the Franklin Pike; thence south 2 degrees 19 minutes east 364.5 feet to a nail in a bottle cap in the southerly line of said property conveyed to Lucile McCrea Evans; thence north 89 degrees 55 minutes west 1084 feet to an iron pin at fence corner; thence south 87 degrees 35 minutes west 180 feet to a fence post; thence south 82 degrees 40 minutes west 285 feet to a corner post, the southwesterly corner of the said Evans property; thence along the westerly line of the said Evans Property , North 2 degrees 35minutes east 460 feet to a corner post, the northwesterly line of said Evans property; thence, along the northerly line of said Evans Property, south 88 degrees east 1512 feet to the beginning, containing the rear 13.8 acres, more or less of the said Evans Property.

TRACT 2:

Being the right of way of the Nashville-Franklin Railway, formerly the Nashville Interurban Railway, lying between the lands Lucile McCrea Evans, and conveyed to her by deed from Frances Harrell Meadors, recorded in Book 1169, page 47, Registers office of Davidson County, Tennessee, and the Nashville Franklin Turnpike, said right of way begins at the intersection of Otter Creek Road and runs thence in a Northerly direction 384 feet to the Northerly boundary of the Lands of the said Lucile McCrea Evans.

Being the same property conveyed to Don Cook and wife Charmaine Cook by deed from Jimmy A. Brown and wife Ginger A. Bowen of record in Book 10184, page 608, Registers office for Davidson County, Tennessee.